

Demolition Requirements

A **Demolition** Permit is required for the following 4 items :

1. Removal of an entire building, including removal of detached accessory structures
2. When abandoning a swimming pool
3. When abandoning a septic tank or cesspool (refer to Handout No. 6-5 for complete details)
4. Removal of underground storage tanks

An **Alteration/Partial Demolition** Permit is required for the following:

1. When gutting out a commercial space (limited to non-bearing wall partitions) independent of an associated alteration permit being issued.
2. Removal of construction required by a Code Enforcement order.

To obtain a **Demolition** permit:

1. Plans are required prior to permit issuance for all types of demolitions other than complete building removals that have no associated excavations. Plan submittal requirements are based on the scope of the work being demolished. All **Alteration/Partial Demolition** permits require plans that detail all exiting and life safety requirements. If an excavation exists on site (pools, basements, tanks, septic tanks, etc.) a plot plan must be provided that details the location, size and depth of the excavation or septic tank to be filled in. All such excavations require a State licensed engineer to produce a demolition, drainage and compaction plan prior to permit issuance **or** the area of back-fill will be considered a "**non-build**" area in the future. Plan review fees are based on a per hour rate with a half-hour minimum.
2. A **special inspection form** must be submitted prior to permit issuance, designating the supervising engineer or special inspection agency that will be doing the backfill compaction observation and providing a compaction report in order to declare the abated area as a buildable area.
3. **Underground storage tank removals** - Contact the **Fire Department** in addition to the Building Division for specific permit and inspection requirements.
4. **Permit fees – Demolition and Alteration/Partial Demolition** permits have no associated valuation. Permit fees are assessed as follows.

Category	Building	Plumbing	Mechanical	Electrical
Removal of entire building	Min Permit Fee	Min Permit Fee	N/A	N/A
Swimming pool abatements	Min Permit Fee	Min Permit Fee	N/A	N/A
Septic tank abatement	Min Permit Fee	2 Inspection Fee (Res)	N/A	N/A
	* see note	Itemized fee (Com)		
Storage tank removal	Min Permit Fee	Min Permit Fee	N/A	N/A
Gutting out commercial space	1 hr Minimum	Min Permit Fee/Area		N/A
Code Enforcement Orders	Valuation or number of hours of plan review time and inspections			
	stipulated in the Code Enforcement order			
* A building permit is required if the tank is going to be removed and the area compacted				

The following clearances are required prior to obtaining a permit to demolish:

1. **Planning Division** approval is required for the complete demolition of structures unless the demolition is accomplished as part of another authorized Planning permit. All structures listed on the historic inventory must have Planning approval.
2. **Public Works Department** clearance is required for the following:
 - A. Prior to issuing a septic tank abatement permit to verify sewer availability and
 - B. If sidewalks, streets, or park-strips will be used for parking of equipment or for storage of debris during demolition, the applicant must obtain a “*Revocable Encroachment Permit*”.
3. **Fire Department** clearance is required when removing underground tanks (except septic tanks).
4. ~~All demolitions must be reported to the~~ **Bay Area Air Quality Management District (BAAQMD)**. For the demolition of an entire building (except for single family dwelling structures) the Building Division is required to verify the issuance of a Job (“J”) letter from BAAQMD prior to permit issuance. BAAQMD is the regulating agency for the removal of asbestos containing material. Their phone number is (408) 277-1477.

Demolition inspection procedures are as follows:**Building Inspections**

1. ~~One building only inspection is performed by the~~ Building Division for an **entire building demolition** or a **pool, septic tank or basement** abatement. where the backfill and compaction will be supervised by a Special Inspection Agency, however, plumbing inspections may also be required (see below). ~~The purpose for permit issuance is to document the location of the removal and to review compaction documentation. The special inspection final inspection letter, certifying that the excavation was compacted to 95% will be accepted as the final inspection. For pool or septic tank abatements that do not have supervised compacted backfill, the area of backfill will be designated as a “non-build” area for future development. A copy of the site plan with the area, depth and location of the non-build area indicated will be kept in the Building Division files. A Building Division Inspector will visit the site to ensure that the non-build area is properly documented on the site plan.~~
2. All **Alteration/Partial Demolition** permits require building inspections. Removal of non-load bearing walls requires only a final inspection. Removal of construction due to a Code Enforcement order will have the required associated inspections stipulated in that order.

Plumbing Inspections

1. For removal of a **swimming pool**, any gas line that is abandoned requires a plumbing permit and a final inspection to verify proper abandonment.
2. If a **sewer is abandoned**, it must be capped off within five (5) feet of the property line. The applicant must obtain inspection of the sewer cap prior to backfill.
3. **Septic tank or cesspool abatement** inspections are as follows: (refer to Handout No. 6-5 for complete details)
 - A. Sewer Inspection - The sewer piping, including the connection to the City sewer and the required water test is inspected prior to backfill.
 - B. Survey Inspection - The premises plumbing systems are inspected for health & safety problems.

Additional information can be obtained by visiting our website at www.sanjoseca.gov/building/, or by calling our Information Inspector's voice mail at (408) 535-3555 and leaving a detailed message. In addition you may visit the Building Division in City Hall at 200 East Santa Clara St.. Our hours are 9:00 a.m. to 4:00 p.m. with limited service between 12:00 p.m. and 1:00 p.m.